

# Planning & Program Guide

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A Planning and Program Guide has been developed for the Governor's Residence that will serve as a management tool during the planning and design of the project. The complete text is included in Appendix B. This document synthesizes, in a systematic format, the results from a requirement and needs assessment. During this assessment, information was obtained from the following sources:

- Interviews with California's First Ladies
- Surveys of selected states regarding their existing Governors' residences
- Meetings with the Governor's Protective Detail
- Study of the history of California's former Governor's Residences
- Governor's Permanent Residence Commission (Commission) Preliminary Report
- Information from the Commission

The purpose of the Planning and Program Guide is to provide an encompassing image of the Governor's Residence project. The guide relates to the anticipated use, users, planning, design, and construction considerations for the Residence. These criteria will be used by the architect selected to design the project. In addition to the general facilities requirements, this document also reflects the contextual setting by describing the relationship of the official Governor's Residence and the Sacramento community. It is expected that this document will continue to be a working document that will be revised as needs and other criteria are refined.

Two conceptual programmatic approaches were developed for this effort to provide the opportunity to accommodate the Residence on sites that vary in size, capacity, and configuration. The Governor's Permanent Residence Commission requested the two approaches because a specific site has not been selected. The first approach, private residence and public space, could adequately be accommodated on a full city block or about 2.5 acres. The



second approach, private residence with reception space, could adequately be accommodated on a site that is less than a full city block. The two approaches are described below.

**Private Residence and Public Space** – This approach consists of two separate and distinct areas or buildings, one for private residence space and the other for public space that would include entertaining and reception space, as well as a public museum and tour accommodations. The private residence space would have all of the necessary living spaces for the Governor and the First Family, including guest suites for overnight visitors and formal dining space for about 22 guests. The public space would include standing reception space for 300 guests and a sit-down dining area for 100 guests. A public museum also would be constructed in this space. With the use of the large public spaces and the capability to “tent” outside areas, it is expected that approximately 200 guests could be accommodated for a sit-down dinner event at the facility.

Included in this section is a general program data sheet listing potential rooms and sizes for a private residence, public space, and support space. The project area totals about 13,000 square feet for the private residence area and about 14,000 square feet for the public area. The corresponding conceptual massing developed for this report illustrates a one-story structure for the public space and a two-story structure for the private residence.

**Private Residence with Reception Space** – This approach incorporates all space into one building. It excludes the large reception and museum space, resulting in a facility that could be accommodated on a smaller site. In addition to the private residence space, as described in the preceding programmatic approach, the private residence with reception space also would include a reception/formal dining area for 100 sit-down dining guests, so that large gatherings could be entertained at the Residence. As with the preceding programmatic approach, by using the outdoor areas, larger gatherings could be accommodated.



Included in this section is a general program data sheet listing potential rooms and sizes for a private residence with reception space and support space. The building area totals about 19,000 square feet.

Appendix C contains relationship diagrams for the two programmatic approaches. These diagrams are not floor plans, but they do illustrate adjacency requirements of the different spaces that are described in Section 6.1 of the Planning and Program Guide. This planning information will be used during the project design phase.

The Department of General Services prepared conceptual project cost estimates for the two programmatic approaches. These estimates are based on anticipated costs to construct a significant residence of the stature and nature of the proposed Governor's Residence. Costs for acquisition, site selection, and demolition of existing buildings on the selected site are not included in the project estimates. The construction cost estimates for the Residence could range from \$10 to \$16 million (year 2000 dollars) depending on the site selected, scope of the project, and materials used. It is estimated that the project would take approximately three years from the initial design competition to final occupancy.





## Program Data - Private Residence and Public Space

| <u>PRIVATE RESIDENCE</u>                   | <u>SQ. FT.</u> | <u>PUBLIC AREAS</u>                     | <u>SQ. FT.</u> |
|--|----------------|---|----------------|
| Foyer                                      |                | Entry / Lobby                           |                |
| Powder Room                                |                | Cloak Room                              | 1,000          |
| Coat Room                                  | 400            | Restrooms                               | 1,200          |
| Master Suite                               |                | Standing Reception (300 Guests)         | 1,800          |
| Baths                                      |                | Lounge                                  | 1,000          |
| Dressing Rooms                             |                | Sit-Down Dining Area (100 Guests)       | 2,000          |
| Sitting Area                               | 1,100          | Commercial Kitchen                      |                |
| Five Bedrooms                              | 1,300          | Prep / Utility / Catering / Receiving   | 800            |
| Five Bathrooms                             | 600            | Linen / Laundry Area                    | 200            |
| Two Guest Suites                           |                | Storage                                 | 800            |
| Sitting room / office (connecting)         | 1,200          | Public Museum Area/Office               | 2,000          |
| Living Room                                | 800            | Residence Staff Quarters & Office       | 1,000          |
| Family Room                                | 500            | Communication / Electrical / Mechanical | 250            |
| Exercise Room                              | 200            | Janitor Closet / Storage                | 150            |
| Library / Study                            | 220            | Subtotal                                | 12,200         |
| Informal Dining (Family)                   | 200            | Circulation (20%)                       | 2,440          |
| Serving Pantry                             | 150            | <b>Total - Public Areas</b>             | <b>14,640</b>  |
| Formal Dining (22 Guests)                  | 420            |   |                |
| Kitchen                                    | 300            | <u><b>ANCILLARY AREAS</b></u>           |                |
| Storage Areas                              |                | Garage (10 cars)                        | 3,000          |
| Supply                                     |                | Gardener's Cottage & Storage            | 300            |
| Bulk                                       |                | Security Station                        | 80             |
| Secured                                    | 400            | General Storage                         | 200            |
| Security                                   |                | Misc.                                   | 200            |
| Office area (500 sf)                       | 750            | <b>Total - Ancillary Areas</b>          | <b>3,780</b>   |
| Laundry / Cleaning / Housekeeping Supplies | 200            |   |                |
| Communication / Electrical / Mechanical    | 120            | <u><b>OUTDOOR SPACE</b></u>             |                |
| Two Offices                                |                | Patio / Outdoor Kitchen                 | 3,000          |
| Offices (320 sf)                           |                | Public Garden                           | 3,000          |
| Clerical Support Area (180 sf)             | 820            | Private Garden                          | 3,000          |
| Subtotal                                   | 9,680          | <b>Total - Outdoor Space</b>            | <b>9,000</b>   |
| Circulation                                |                |   |                |
| Horizontal (20%)                           | 1,900          |   |                |
| Vertical (15%)                             | 1,500          |   |                |
| <b>Total - Private Residence</b>           | <b>13,080</b>  |   |                |

## Program Data - Private Residence with Reception Space

| <u>PRIVATE RESIDENCE</u>                   | <u>SQ. FT.</u> | <u>ANCILLARY AREAS</u>         | <u>SQ. FT.</u> |
|--|----------------|--------------------------------|----------------|
| Foyer                                      |                | Garage (10 cars)               | 3,000          |
| Powder Room                                |                | Gardener's Cottage/Storage     | 300            |
| Coat Room                                  | 800            | Security Station               | 80             |
| Master Suite                               |                | General Storage                | 200            |
| Baths                                      |                | Misc.                          | 200            |
| Dressing Rooms                             |                | <b>Total - Ancillary Areas</b> | <b>3,780</b>   |
| Sitting Area                               | 1,100          |                                |                |
| Five Bedrooms                              | 1,300          | <b><u>OUTDOOR SPACE</u></b>    |                |
| Five Bathrooms                             | 600            |                                |                |
| Public Restrooms                           | 1,200          | Patio / Outdoor Kitchen        | 3,000          |
| Two Guest Suites                           |                | Public Garden                  | 3,000          |
| Sitting room / office (connecting)         | 1,200          | Private Garden                 | 3,000          |
| Living Room                                | 800            | <b>Total - Outdoor Space</b>   | <b>9,000</b>   |
| Family Room                                | 500            |                                |                |
| Exercise Room                              | 200            |                                |                |
| Library / Study                            | 220            |                                |                |
| Informal Dining (Family)                   | 200            |                                |                |
| Sit-Down Dining Area (100 Guests)          | 1,500          |                                |                |
| Kitchen                                    | 500            |                                |                |
| Storage Areas                              |                |                                |                |
| Supply                                     |                |                                |                |
| Bulk                                       |                |                                |                |
| Secured                                    | 650            |                                |                |
| Security                                   |                |                                |                |
| Office area (500 sf)                       | 750            |                                |                |
| Laundry / Cleaning / Housekeeping Supplies | 200            |                                |                |
| Communication / Electrical / Mechanical    | 120            |                                |                |
| Two Offices                                |                |                                |                |
| Offices (320 sf)                           |                |                                |                |
| Clerical Support Area (180 sf)             | 820            |                                |                |
| Residence Staff Quarters & Office          | 1,000          |                                |                |
| Subtotal                                   | 13,660         |                                |                |
| Circulation                                |                |                                |                |
| Horizontal (30%)                           | 4,000          |                                |                |
| Vertical (15%)                             | 2,000          |                                |                |
| <b>Total - Private Residence</b>           | <b>19,660</b>  |                                |                |